

Excerpts
Unapproved Planning Commission Minutes
October 9, 2002

Application No. UP-609-02, York River, LLC: Request for a Special Use Permit to authorize the establishment of an office within an existing building currently used as a single-family detached residence. The property is located at 3201 Old Williamsburg Road (Route 238).

Ms. Maggie Hedberg briefed the members on the application, referring to the staff report dated September 30, 2002 in which the staff recommended approval.

Mr. Semmes inquired about access to the driveway, and Ms. Hedberg replied there is an easement to guarantee access to the driveway for the owner of the adjacent residence.

Chair Hendricks opened the public hearing.

Ms. Kathy McQuade, 39 Deerfield Boulevard, Hampton, is the president and co-owner of the applicant, York River, LLC. Ms. McQuade said the business has operated in York County since 1986. She said few changes are planned for the exterior of the property and they plan to use the interior as administrative offices. Parking will be at the rear of the building, although, she explained, traffic to the office is minimal because employees report to the various job sites and equipment remains at the job sites.

Mr. Ptasznik inquired about opportunities the proposed move would present for Lackey residents, and Ms. McQuade said the business currently has some Lackey residents engaged in contract employment and would expect to continue that practice.

Both Messrs. Barba and Hendricks enthusiastically endorsed the application. Mr. Semmes, noting he does not usually favor a business operating in a residential area, agreed that the proposed use should have a low impact on what appears to be a good location for it.

Mr. Barba moved adoption of Resolution No. PC02-39.

PC02-39

On motion of Mr. Barba, which carried 6:0 (Mr. Heavner absent), the following resolution was adopted:

A RESOLUTION TO RECOMMEND APPROVAL OF AN APPLICATION FOR A SPECIAL USE PERMIT TO AUTHORIZE AN OFFICE WITHIN AN EXISTING BUILDING LOCATED AT 3201 OLD WILLIAMSBURG ROAD.

WHEREAS, York River Electric has submitted Application No. UP-609-02, pursuant to Section 24.1-306 (Category 11, No. 9) of the York County Zoning Ordinance, which requests a

Special Use Permit to authorize the conversion of an existing single-family residence to an office building located at 3201 Old Williamsburg Road and further identified as Assessor's Parcel No. 018-4-3; and

WHEREAS, said application has been referred to the York County Planning Commission; and

WHEREAS, the Planning Commission has conducted a duly advertised public hearing on this application in accordance with applicable procedure; and

WHEREAS, the Commission has given careful consideration to the public comments and staff recommendation with respect to this application;

NOW, THEREFORE, BE IT RESOLVED by the York County Planning Commission this the 9th day of October, 2002, that Application No. UP-609-02 be, and it is hereby, transmitted to the York County Board of Supervisors with a recommendation of approval to authorize a Special Use Permit, pursuant to Section 24.1-306 (Category 11, No. 9) of the York County Zoning Ordinance, subject to the following conditions:

1. This use permit shall authorize the establishment of an office in an existing structure on property located at 3201 Old Williamsburg Road and further identified as Assessor's Parcel No. 18-4-3.
2. A site plan prepared in accordance with the provisions of Article V of the York County Zoning Ordinance shall be submitted to and approved by the County prior to establishment of the office on the subject property. This shall include a landscape plan depicting ten (10) foot vegetative buffers along all property lines. Except as modified herein, the site plan shall be in substantial conformance with the sketch plan by Campbell Land Surveying, Inc., titled "Site Improvement Sketch, York River Electric," prepared and dated August 23, 2002.
3. Appearance and arrangement of lighting shall be of a form, character, appearance and arrangement fully compatible with the residential area.
4. Signage shall be limited to one (1) twenty-four (24) square foot freestanding, ground-mounted monument type sign with a maximum height of six (6) feet.
5. Connection to the County sewer system shall be required in accordance with Section 18.1 - 62 (a) of the York County Code in the event the property at some future time is deemed to have access to the County sewer facilities.
6. The existing driveways on the eastern side of the property shall be removed. The western entrance shall be in accordance with Virginia Department of Transportation (VDOT) standards for commercial entrances.

7. The existing entrance ditch area shall be reshaped to ensure the entrance drainage pipe properly drains.
8. In accordance with Section 24.1-115(b)(7) of the York County Zoning Ordinance, a certified copy of the resolution authorizing this special use permit shall be recorded at the expense of the applicant in the name of the property owner as grantor in the office of the Clerk of the Circuit Court.
